



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:58:24
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Assessment Data					Primary Image																																																																																																																				
Account 660024822 Parcel ID 000000-00-0-00756-003-0010 Cadastral ID 29-21-16-05060 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 339735 MOORE, BRITTANY NICOLE 23575 S SOUTHRIDGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23575 S SOUTH RIDGE DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26936460 -95.62508467																																																																																																																									
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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1098 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 48,345.00 x 1.90 = 91,905 Factor Value Adjustments 1.0000 Lot Value 91,905		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture Style 100% 1 1/2 Story Finished Exterior Wall 50% Veneer, Masonry 50% Frame, Siding, Vinyl Base/Total Area 1,159 / 2,157 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 14 / Bed/F/H Bath 4 / 2.5 / Basement Area Garage Type 420 Attached Garage - Unfinished Remodel Year/Eff Age 1992 / 26		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	235,306 109.09 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	231,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	196,929
Lot Value	91,905
Indicated Value	288,834 133.91 Per SqFt
Agland Value	
Site Improvements	
Total Value	288,834 133.91 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	91.79	Total Misc Impr	+	24,628
Roofing Adj	+ 2.85	Garage Cost	+	14,049
Subfloor Adj	+ 0.00	Total RCN	=	289,601
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	92,672
Plumbing Adj	+ 9.05	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	196,929
Adj Base Cost	= 116.33	Lot Value	+	91,905
Total Area	x 2,157	Indicated Value	=	288,834
Adjusted Cost	= 250,924	Value Per SqFt		133.91

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	60871		213	213	26.26		5,593
PRCH	Slab Porch - Covered	60873		530	530	25.32		13,420



Rogers

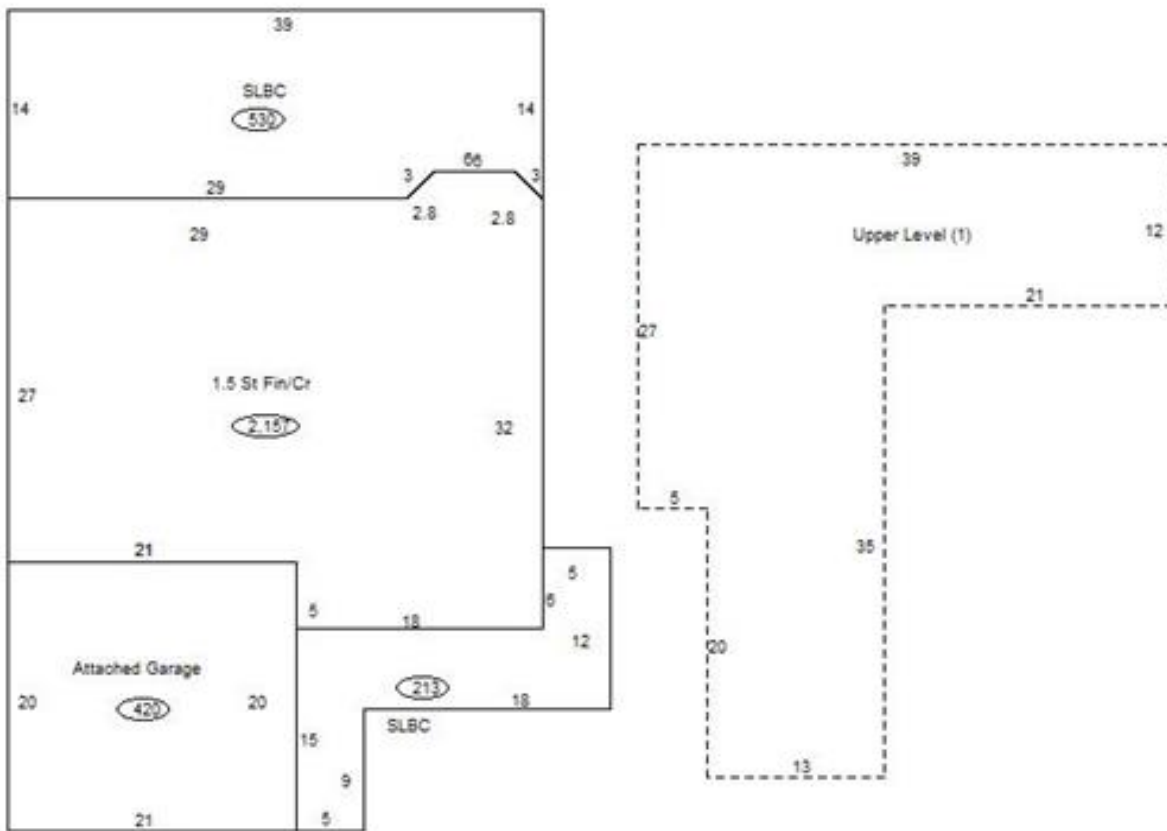
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Sketch Image

660024822



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,159	1.861	2,157
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	213	1.000	213
4	U	^UL		13	Upper Level (1)	998	1.000	998
5	M	PRCH		13	SLBC	530	1.000	530
Total Building Area						1,159		2,157



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						